



My Florida Regional MLS - IMAPP

Comparable Properties Report - 3500 EL CONQUISTADOR PKWY APT 120, BRADENTON, FL 34210-3806

Report Prepared By EUGEN ALDEA

Subject Property

PID # 6145513229

Address:

3500 EL CNQUISTDR PKWY APT 120
BRADENTON, FL 34210-3806

Last Sale Price: \$10

Last Sale Date: 11/02/2009

Market Value: \$90,406

Assessed Value: \$90,406

Total Land Area: 625 sf

Waterfront: No

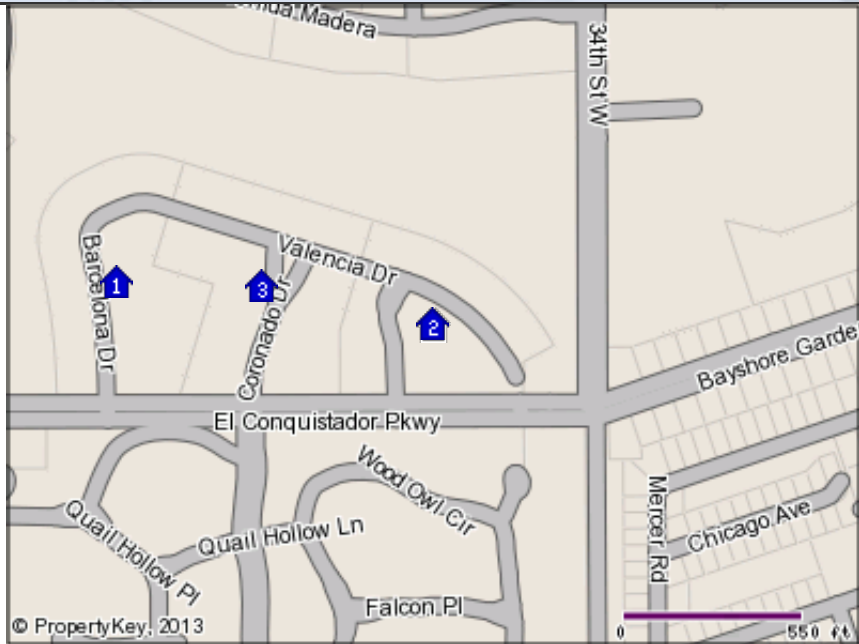
Total Area: 1,705 sf

Living Area: 1,517 sf

Bedrooms: 2 **Baths:** 1

Year Built: 1978 **Stories:** 1

Pool: N **Garage:** N



Projected Sale Price

Estimated Range Based On Value Ratio
\$116,600 — **\$118,400** — \$120,000

Estimated Range Based On Price per SF
\$116,000 — **\$118,700** — \$120,000

Statistics About Comparable Properties

| | <u>Sale Price</u> | <u>Living Area</u> | <u>Market Value</u> | <u>\$/SF</u> | <u>MV Ratio</u> |
|-----------------|-------------------|--------------------|---------------------|--------------|-----------------|
| High: | \$120,000 | 1,517 sf | \$91,606 | \$79.10 | 1.327 |
| Low: | \$105,000 | 1,373 sf | \$81,385 | \$76.47 | 1.29 |
| Median: | \$120,000 | 1,517 sf | \$90,406 | \$79.10 | 1.31 |
| Average: | \$115,000 | 1,469 sf | \$87,799 | \$78.23 | 1.309 |

Explanation of Calculations

The Projected Sales Price section applies these statistics to determine the most likely sales price based on existing market conditions. Calculations are done using two methods, Value Ratio and Price Per Square Foot. The Price Per Square Foot is the last sale price divided by total building square footage. The Value Ratio is the last sales price divided by the market value. A Value Ratio below 0.950 signifies that the property sold for less than the Market Value. It might be a quit claim that does not reflect the true property value. A very high Value Ratio may indicate a property that has been split, or improved since the County Assessor's office assigned the market value.

Comparison Criteria

- Lot SF +/- 20%
- Bldg SF +/- 10%
- Located within 1 mile
- Sold in Last Year
- Ignore Year Built
- Ignore Bathrooms
- Ignore Bedrooms
- Ignore Waterfront
- Ignore Stories
- Ignore Garage
- Ignore Pool
- Use All Sales

Note: only properties with similar property use classifications will be considered as potential matches.

Comparable Properties

| | | | |
|--|------------------------------------|------------------------------|-----------------------|
| 1. 3500 EL CNQUISTDR PKWY APT 356 BRADENTON, FL 34210-3830 | Parcel ID # 6145514714 | Lot Size: 625 sf | Waterfront: No |
| Last Sale: \$105,000 on 06/22/2012 (\$76.47/SF) | Bedrooms: 2 Baths: 1 | Total Area: 1,477 sf | Garage: No |
| MVR: 1.29 Market Value: \$81,385 | Distance: 0.19 miles | Living Area: 1,373 sf | Pool: No |
| | | Year Built: 1979 | Stories: 1 |
| 2. 3500 EL CNQUISTDR PKWY APT 124 BRADENTON, FL 34210-3807 | Parcel ID # 6145513252 | Lot Size: 625 sf | Waterfront: No |
| Last Sale: \$120,000 on 07/31/2012 (\$79.10/SF) | Bedrooms: 2 Baths: 1 | Total Area: 1,705 sf | Garage: No |
| MVR: 1.31 Market Value: \$91,606 | Distance: n/a | Living Area: 1,517 sf | Pool: No |
| | | Year Built: 1978 | Stories: 1 |
| 3. 3500 EL CNQUISTDR PKWY APT 272 BRADENTON, FL 34210-3800 | Parcel ID # 6145514193 | Lot Size: 625 sf | Waterfront: No |
| Last Sale: \$120,000 on 07/02/2012 (\$79.10/SF) | Bedrooms: 2 Baths: 1 | Total Area: 1,705 sf | Garage: No |
| MVR: 1.327 Market Value: \$90,406 | Distance: 0.1 miles | Living Area: 1,517 sf | Pool: No |
| | | Year Built: 1978 | Stories: 1 |

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